Karen Johnson Davidson County
Batch# 775644 DEEDWARR
12/17/2021 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20211217-0166870

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is 175,000.00.

Affiant

Subscribed and sworn to before me, this 1st **day of** December **2021.**

Notary Public
My commission expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
CARSON PEWITT 198 BROOKE CASTLE DRIVE HERMITAGE, TN 37076	United Wholesale Mortgage 585 South Blvd E Pontiac, MI 48341	075080A09800CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAHID HOSSAIN, UNMARRIED, AND JAMIL HOSSAIN AND WIFE, NAUSHEEN HOSSAIN,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to, **CARSON W. PEWITT, a single man,** hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 198 ON THE PLAN OF BROOKE CASTLE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ, AS AMENDED, TENNESSEE CODE ANNOTATED, OF RECORD IN PLAT BOOK 6250, PAGE 627, AS CORRECTED BY SURVEYOR'S CERTIFICATE OF RECORD IN BOOK 6680, PAGE 905, AND RE-RECORDED IN BOOK 6727, PAGE 762, AND AS FURTHER ESTABLISHED BY A MASTER DEED OF BROOKE CASTLE CONDONIMIUMS OF RECORD IN BOOK 6519, PAGE 747, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO JAHID HOSSAIN, UNMARRIED, AND JIMAL HOSSAIN AND WIFE, NAUSHEEN HOSSAIN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, AS TO THE PARIES WITH JIMAL HOSSAIN AND NAUSHEEN HOSSAIN SHARE BEING HELD AS TENANTS BY THE ENTIRETY BY DEED FROM JERRY BRYAN AND MARTHA GUY, HUSBAND AND WIFE, DATED APRIL 20, 2018, OF RECORD IN INSTRUMENT NO. 20180503-0042206, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JAMIL HOSSAIN AND JIMAL HOSSAIN ARE ONE THE SAME PERSON, THE NAME BEING MISSPELLED IN VESTING DEED, WITH JAMIL BEING CORRECT.

This is improved property known as 198 BROOKE CASTLE DRIVE, HERMITAGE, TENNESSEE 37076.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 1st day of December, 2021.

Jahid Hossain, by NH, His Attorney in Fact
JAHID HOSSAIN, BY NAUSHEEN HOSSAIN, HIS ATTORNEY IN FACT

Jamil Hossain, by NH, His Attorney in fact
JAMIL HOSSAIN, BY NAUSHEEN HOSSAIN, HIS ATTORNEY IN FACT

NH
NAUSHEEN HOSSAIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, NAUSHEEN HOSSAIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained, and NAUSHEEN HOSSAIN further acknowledged that she is the attorney-in-fact for JAHID HOSSAIN and JAMIL HOSSAIN and as their attorney-in-fact, executed the within instrument on his behalf for the purposes therein contained, having authority to so act.

Witness my hand in Nashville, Tennessee, this 1st day of December, 2021.

Notary Public (SEAL)

My Commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Celia Stewart-Rouse, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/1/21.

Date

Celia Stewart-Rouse

Affiant Signature

12/1/21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 1ST day of Dec, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

